



City of Santa Barbara
Airport Department

DATE: July 20, 2011
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement – Aerobat Aviation, Inc.

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Aerobat Aviation, Inc., a Georgia Corporation, for 560 square feet of office space at 53-B Gerald Cass Place, at the Santa Barbara Airport, effective August 1, 2011, for a monthly rental of \$773, exclusive of utilities.

DISCUSSION:

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

Aerobat Aviation, Inc. focuses on aviation designing, manufacturing, consulting, and marketing circular wing, "prop driven" single wing airframe, and Skyblade aircraft and the application of the technology to real world problems including: local surveillance, search and rescue. Aerobat recently completed a full-scale two meter diameter GeoBAT unmanned aerial vehicle(UAV), along with a number of smaller size products equipped with radio control, data and imagery links capable of autonomous flight in certain configurations. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$1.38 per square foot for office/R&D space and is comparable to other buildings on the Airport for similar use and in similar condition. The current office rate ranges from \$1.35 to \$1.85.

In addition, Aerobat will pay monthly utility charges of \$74.61 for water, \$36.66 for sewer service, and \$73 for electricity and gas.

The proposed Lease Agreement has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map